

## S U M M A R Y

<b>FILE NO.</b>	2158	<b>Thomas Guide Map No.</b>	627
		<b>Date Received:</b>	10/30/03
		<b>Date Distributed:</b>	10/31/03
<b>ENTITY</b>	City of Bellevue	<b>Date Filed:</b>	
<b>ACTION</b>	Petition for Land Annexation	<b>Expiration 45 Days:</b>	12/14/03
<b>TITLE</b>	Tax Lots (Cougar Ridge) Annexation	<b>Board Meeting:</b>	11/13/03

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<b>Location</b>	The Annexation Area is located on the southeastern boundary of the City of Bellevue. The site is generally bounded on the west by 168 <sup>th</sup> Avenue SE (if extended) and on the east by 173 <sup>rd</sup> Avenue SE (if extended.) The northern boundary of the site is formed by SE 66 <sup>th</sup> Street. The southern border of the site is formed by SE 74 <sup>th</sup> Street.
<b>Land Area</b>	51.55 acres
<b>Land Use</b>	Single-Family Residential Uses; Vacant Land
<b>Population</b>	4 persons
<b>Assessed Valuation</b>	\$1,583,000
<b>County Comprehensive Plan Designation</b>	Residential Uses
<b>County Zoning</b>	Residential Uses
<b>City Comprehensive Plan</b>	Residential Uses – Single-Family Low-Density
<b>City Zoning</b>	Residential Uses – Single-Family Low-Density
<b>District Comprehensive Plan</b>	Not applicable
<b>District Franchise</b>	Not applicable
<b>Urban Growth Area (UGA)</b>	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Auburn Comprehensive Plan.
<b>SEPA Declaration</b>	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s)** Jane Hague; Rob McKenna; David Irons

**King County:** Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

**Cities:** Not applicable

**Fire Districts:** Bellevue Fire District; Eastside Fire and Rescue

**Water Districts:** Bellevue Utilities District; King County Water District

**Sewer Districts:** Bellevue Utilities District

**School District:** Bellevue School District; Issaquah School District

## **SUMMARY (FILE NO. 2158)**

The City of Bellevue proposes the annexation of 51.55 acres, known as the Tax Lots (Cougar Ridge) property, an unincorporated island of territory. The Annexation Area is located on the southeastern boundary of the City of Bellevue. The site is generally bounded on the west by 168<sup>th</sup> Avenue SE (if extended) and on the east by 173<sup>rd</sup> Avenue SE (if extended). The northern boundary of the site is formed by SE 66<sup>th</sup> Street. The southern border of the site is formed by SE 74<sup>th</sup> Street. On its southern and eastern boundaries, the site is essentially surrounded by the Cougar Mountain Wildlife Park.

The annexation proposal was adopted by a Resolution of the Bellevue City Council in September 2003. The annexation area is addressed in the "Annexation Element" of the City of Bellevue Comprehensive Plan and is located within the Bellevue Potential Annexation Area. The Comprehensive Plan includes Tax Lots (Cougar Ridge) in the Newcastle Subarea Plan. The Tax Lots (Cougar Ridge) Annexation Area is a residential area that is characterized by single-family development. Under City of Bellevue policies and regulations, new development would be required to be compatible with the existing single-family character in the area. In accord with the Bellevue Comprehensive Plan, the City proposes designating the area for low-density to low-moderate density single-family residential land use.

The City of Bellevue reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) and with the provisions and King County Comprehensive Plan/Countywide Planning Policies. For example, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Further, the Tax Lots (Cougar Ridge) Annexation is reported to be consistent with provisions of the Growth Management Act (e.g., RCW 36.70A.210.3.b.) and King County policies that call for contiguous orderly growth.

The proposed Tax Lots (Cougar Ridge) Annexation would be consistent with the following King County Comprehensive Plan/Countywide Planning Policies:

FW-11: Cities are the appropriate providers of local governance to Urban Areas.

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-31: The County should Identify urban development areas within the Urban Growth Area

LU-32: The County should encourage cities to annex territory within their designated potential annexation area

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans

Further, the proposed annexation is also reportedly consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the proposed annexation will reportedly:

- Preserve natural neighborhoods and communities by integrating the annexation area into the surrounding City and creating an opportunity for new development that is compatible with nearby land uses (Objective 1)
- Use physical boundaries (e.g., Cougar Mountain Wildlife Park) as a basis for annexation boundaries, thereby integrating the annexation site into the surrounding City of Bellevue (Objective 2) and creating reasonable boundaries which support/enhance provision of services (Objectives 3 and 4).
- Annex lands that are urban in character. Although, the Tax Lot (Cougar Ridge) Annexation Area is not currently urban in character, the land has been designated as Urban Area in the King County Comprehensive Plan to permit future urban densities. (Objective 8).

The City of Bellevue has planned for growth at urban densities and, therefore, can provide urban services to the area. The City will be the provider for fire and police services. Bellevue also intends to provide water and sewer services to this area. Residents would have access to schools, libraries and recreation facilities.

City of Bellevue representatives report that the Tax Lots (Cougar Ridge) Annexation is not expected to have a significant impact on cost and adequacy of services, finances, debt structure or rights of other governmental units. Upon annexation, property owners will assume their share of the regular levy rates

and any applicable special levy rate of the City of Bellevue